

**TOWN OF GRANBY  
PLANNING AND ZONING COMMISSION  
APRIL 24, 2018  
MINUTES**

**Present:** Paula Johnson (Chairman), Margaret Chapple, Jonathan Boardman, Charles Kraiza, Eric Lukingbeal, Eric Myers, James Sansone. Also present was Abby Kenyon, Director of Community Development.

**Call to Order**

The meeting opened at 7:00PM

**Public Session** - None.

**Action on the minutes of April 10, 2018**

The minutes of April 10, 2018 were reviewed.

**ON A MOTION** by Jonathan Boardman, seconded by Charles Kraiza, the Commission voted (7-0-0) to approve the minutes of April 10, 2018. It was noted on page 4 of the minutes, the Special Permit for 2 Clemons Spring Road is scheduled for public hearing on May 8, 2018, not May 14, 2018.

**Public Hearings**

**The public hearing of an application seeking approval of a Special Permit under Section 8.16 and 8.3 of the Zoning Regulations for a restaurant with alcoholic beverages and live entertainment for property at 261 Salmon Brook Street, File Z-6-18, opened at 7:00 p.m.**

Timothy Brignole, Trustee of the Kimberly Edith Maynard Trust that owns the property located at 261 Salmon Brook Street, presented the application. He stated the current owner of Vito's on the Water, located in Windsor, CT would relocate to Granby. The proposal is for a fine dining Italian restaurant with a small bar area, outdoor patio with limited seating, and entertainment. He explained the entertainment would consist of a musician with a guitar and would only occur inside the building to serve as background music for diners; there would be no music outside on the patio. Mr. Brignole went on to state the building will have a high end odor filtration system installed to filter out odors. Mr. Brignole stated the outdoor seating was for dining and seasonal use only. He also explained there will be two dumpsters as shown on the map with a masonry enclosure.

Mr. Brignole further commented on traffic around the site and addressed various turning movements. He said research has been conducted with regards to the traffic and solutions are proposed to minimize disruptions when both entering and exiting the property. He emphasized that the left turn exit onto Salmon Brook Street would not be a problem as customers would be leaving the restaurant later in the evening after the peak rush hour period. The Commission noted

the application is for a Special Permit so they will consider if the use is appropriate adjacent to a residential area.

Wilson Alford Jr, PE explained the overall location of the site within Granby Center, reviewed the landscaping plan for the parking lot, discussed the prevailing winds, and explained there would be a fence installed along the parking lot adjacent to Stony Hill Village similar to the fence at Mr. Brignole's vineyard. He noted arborvitae would be planted along the fence to help minimize noise and further buffer the property to the south. He said the outdoor light fixtures comply with the regulations for Granby Center.

Dante Boffi, Dante Boffi Design LLC, presented the floor plan of the restaurant. The layout included plans for both the first and second floors with a seating plan, bar placement, location of entertainment, patio, and kitchen location. He noted the bar area and the area devoted to entertainment comply with the floor area allowed for each use under the Zoning Regulations. In response to a question from the Commission, it was noted the rear of the building will be used for office space; a change to restaurant use in the future would require a Special Permit. Mr. Boffi was asked to clarify the seating arrangement as the number proposed on the plan is much lower than what the Fire Marshal and Building Official indicated could be accommodated. Mr. Boffi said there will be 24 seats on the patio.

Scott Hesketh, PE presented traffic information. He explained a traffic study was prepared based on a high quality restaurant with a seating capacity of 104 seats. He stated the restaurant is a good fit as data shows the background traffic on the surrounding roadway is less when the restaurant clientele would be entering/exiting the property later in the day. He noted plans were submitted to the Department of Transportation for review. They made some minor comments in response to the plans, which included a right in, right out driveway on North Granby Road with a raised island to reinforce the left turn prohibition. Mr. Hesketh noted while town staff recommended a right turn only exit onto Salmon Brook Street, the applicant is proposing a full service driveway. Mr. Hesketh said the Department of Transportation suggested talking to the neighboring property owner regarding access to the property to the south so that customers could exit at the light onto Salmon Brook Street. In a response to a question from the Commission, Mr. Brignole stated they have had discussions with the Stony Hill Village Board of Directors to see if they could obtain a right of way through the property. He said it would be very difficult to obtain permission given the involvement of the federal government in the property.

In response to a question from the Commission regarding the sign on the property, Mr. Brignole stated that the sign has already been approved and has been there for years. He said he has no intention of installing a new sign to comply with the current zoning regulations and he proposed only a change to one of the sign panels to include the name of the restaurant. The Commission noted the size and scale does not fit with the historic overlay.

Mr. Brignole noted the Development Commission commented on the condition of the adjacent properties. Mr. Brignole said the white and yellow houses will be cleaned up and some work has already been completed. In response to a question from the Commission, it was noted a plan for those properties has not been submitted as part of this application.

In response to a question regarding hours of operation, Mr. Brignole said the hours would be from 10 a.m. to 10 p.m., with the patio closing at dusk.

Bill Percival, 6 Strawberry Fields, President of the Board of Stony Hill Village, noted several concerns regarding the restaurant and its impact on residents, specifically noise, odor, traffic, and light pollution. He also addressed access between the Stony Hill Village property and 261 Salmon Brook Street, stating the proposal would have to benefit Stony Hill Village as well as the restaurant and there is a question as to if it would.

Claudia Allison, Erika Allen, Sandy Flagg, and Winnie Boyer, residents of Stony Hill Village, stated they are opposed to the restaurant proposal, citing noise, odors, and light pollution concerns as well as increased traffic. It was noted the proposed fence and landscaping will do little to stop the noise and there will be more traffic than the applicant's team is suggesting.

Maggie Percival, 6 Strawberry Fields, questioned the data used for the traffic study as it was from 2013. She also noted Vito's has an active happy hour crowd, which is contrary to what the applicant has stated.

The public hearing for the application closed at 8:30 p.m.

**The public hearing of an application seeking approval of a Special Permit under Zoning Regulations Section 8.14 for a rear lot subdivision with proposed excavation in excess of 5,000 cubic yards of earth material for property located at 292 Granville Road, File Z-7-18, opened at 8:30 pm.**

Tim Coon, PE with J.R. Russo & Associates, presented the application. He said the property is 8.8 acres in the R2A zone. The proposal is to subdivide the property to create a 6 acre rear lot and leave a 2.8 acre front lot. The application also involves 29,000 cubic yards of fill removal, which falls under the threshold that would require a separate excavation permit. Mr. Coon noted at the last meeting there was a question as to if the adjacent property owner had to grant permission prior to tree clearing within the State's right of way, which is needed to obtain the required sight lines. Mr. Coon explained he reached out to Kelli McKeon with the State of Connecticut Department of Transportation. She confirmed an applicant is not required to obtain permission from an abutter.

In response to a question from the Commission, Mr. Coon said 4 acres of trees would be cleared from the site to accommodate the driveway, grading, and the two lots. He noted he prepared an alternative plan, which changes the grading of the site and would reduce the amount to be excavated to 13,500 cubic yards. He presented the revised plan. He stated while the amount of material to be removed is reduced, the alternate plan would still require 4 acres of land to be cleared. The Commission discussed other possibilities, including leaving a tree line adjacent to the street to provide a buffer and leaving trees along the driveway. Mr. Coon said his client preferred to avoid the tunnel effect that would be caused by leaving the trees along the driveway.

Glenn Ballard, 289 Granville Road, commented that the applicant seeks financial gain with no regard to the adverse effects to the environment.

Mr. Coon requested to keep the public hearing open to the May 8, 2018 meeting. The Commission recommended Mr. Coon present a plan that required less tree clearing, with a narrower driveway and tighter grades.

**The public hearing of an application for Special Permit under Zoning Regulations Section 8.1.3.4 for a garage/barn in excess of 1,000 square feet for property located at 33 Strong Road, File Z-9-18, opened at 8:50 p.m.**

Salvatore Tanasi, Jr., presented the application. He said the structure will be 1,500 square feet and is intended to emulate a barn with roll-up doors and will be painted a barn red color. He said the structure will be used for woodworking and will not be used for commercial purposes. In response to a question from the Commission, Mr. Tanasi said the structure will be located 50 feet from the side property line to comply with the required setback. The public hearing for the application closed at 8:58 p.m.

**Receive Applications and Set Public Hearings**

Application to modify a Special Permit for a farm store Section 8.15.17, enclose porch and add deck, for property at 130 Lost Acres Road. File Z-12-18. The public hearing is scheduled for May 8, 2018.

An amendment to the Zoning Regulations for the Aquifer Protection Overlay Zone to allow auto repair facilities by Special Permit. The application will be referred to CRCOG and the public hearing is scheduled for June 12, 2018.

**Consideration of the above applications, where the Commission has concluded the public hearing.**

**ON A MOTION** by Jonathan Boardman, seconded by Eric Myers, the Commission voted (7-0-0) to approve a Special Permit under Zoning Regulations Section 8.1.3.4 for a garage/barn in excess of 1,000 square feet for property located at 33 Strong Road, File Z-9-18.

The Commission briefly discussed the application for a Special Permit under Section 8.16 and 8.3 of the Zoning Regulations for a restaurant with alcoholic beverages and live entertainment for property at 261 Salmon Brook Street. It was decided this application would be considered at the May 8, 2018 meeting.

**Informal Discussion** - None

**Staff Reports and Correspondence** – None

**Commission discussion of items of interest or concern.**

James Sansone inquired about the work being done on traffic light at Floydville Road.

The meeting adjourned at 9:04 p.m.

Respectfully submitted,

Patricia Tappenden  
Recording Secretary